



Regional Brownfields Assessment Pilot

Dallas, TX

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

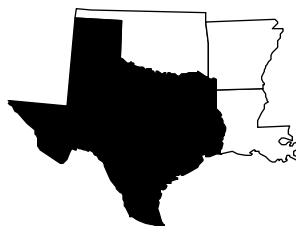
BACKGROUND

EPA Region 6 selected the City of Dallas for a Regional Brownfields Pilot. The Dallas Pilot seeks the involvement of business groups and community organizations to identify brownfields, prioritize site evaluations, determine the extent of environmental contamination, and develop public/private partnerships for site cleanup and financing. Because some neighborhoods within the City have a reputation for being heavily contaminated, realtors and businesses often disregarded sites in these areas for redevelopment or investment. By identifying and developing an inventory of sites which have redevelopment potential, and working with those who can help realize this potential, the City hopes to increase economic development and create new jobs while cleaning up environmental contamination.

OBJECTIVES

The Dallas Brownfields Pilot has concentrated its efforts in several areas. First, working with business and community groups, the City is developing a Brownfields inventory. The City is also working with EPA and the Texas Natural Resource Conservation Commission (TNRCC) Voluntary Cleanup Program (VCP) to reach consensus on the environmental guidelines and standards to be applied to brownfields.

PILOT SNAPSHOT



Dallas, Texas

Date of Award:
August 1995

Amount: \$200,000

Site Profile: The Pilot targets the remediation of idled, under-used and abandoned environmentally contaminated sites while ensuring community participation. Coordination with public-private partners has resulted in ten brownfields successes.

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Visit the EPA Brownfields Website at:
<http://www.epa.gov/brownfields>

The guidelines will be based, in part, on the environmental condition of the property and reasonably anticipated future uses.

Another focus of the Pilot is the performance of site evaluations. When evaluations are complete, property owners and/or developers may receive a certificate(s) issued by TNRCC VCP that authorizes specific types of development and contains assurances that the property will be remediated appropriately for the anticipated future use. These assurances may also serve as covenants not to sue. The Pilot has extended its original objectives to include a focus on developing community partnerships and increasing stakeholder participation in the Dallas Brownfields Program.

ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Developed a methodology for identifying brownfields sites that have redevelopment potential;
- Identified and inventoried more than 200 potential brownfields sites. The City will continue to identify and catalog additional brownfields;
- Developed a multi-level outreach and communications strategy that ensures the involvement and input of business/industry, Federal, State, and local governments, communities, regulators, developers, and financial institutions;
- Completed a Phase I and II environmental assessment and remediation on a 2.64 City-owned vacant property. Identified parcel as the prospective site of a new City recreation center; and
- Reviewed and approved the TNRCC's risk reduction rules as the cleanup standards to be used for brownfields cleanup. Developed a matrix that cross references TNRCC rules and Dallas zoning codes to determine acceptable land uses and or restrictions for varying levels and types of contamination.

The Pilot is:

- Conducting a Brownfields Site Assessment at a .86-acre site. Once all sampling is complete, the

developer plans to build several low-income single-family housing units on the site;

- Utilizing a Site Characterization Prioritization Process that is based on short-term economic redevelopment potential, input from the community, and environmental justice concerns to determine qualified brownfields program participants; and
- Creating a "one-stop shop" for property owners, lenders, developers, and others interested in the TNRCC VCP and the Brownfields program.

LEVERAGING OTHER ACTIVITIES

Experience with the Dallas Pilot has been a catalyst for related activities including the following.

- The TNRCC competed a site assessment on a 3.5-acre site that had been vacant for more than 30 years. The site, a former illegal dump, will be the new home of a metal finishing business that will provide up to 12 new jobs.
- Construction of a new City recreation center on 2.64 acres of City-owned land was initiated after the property was assessed in conjunction with the Pilot. The recreation center will be built using a \$1 million donation from professional basketball player and Dallas native Larry Johnson.
- The 1-acre Consolidated Casting site was remediated and redeveloped. The site was designated by EPA as being a No Further Remedial Action Planned (NFRAP) site. The owner cleaned up the existing lead contamination and it was sold to a developer in November 1996. The new site owner plans to redevelop the site into multi-family housing.
- A 169-acre contaminated site that had been used an illegal dump has undergone a Phase I site assessment, and the prospective purchaser expects to submit a Texas VCP application in the summer of 1997. Planned redevelopment activities include the construction of single family, senior and cluster housing for several hundred families. Site owner plans to sell part of the site to the Dallas Independent School District for a new school building.